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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.



Hunters Lodge, Burwash Weald, Etchingam, Sussex, TN19 7LA

Hunters Lodge
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Sussex
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£899,950 Freehold

This charming and unique character property was originally built as a coach house and stables for a neighbouring large country house and subsequently converted into a home in the mid 20th century. Offering light and versatile accommodation which has been stylishly modernised throughout with interesting features; including vaulted ceilings to some rooms, exposed ceiling struts and a number of sash and circular windows. The gardens and grounds are well established with many specimen shrubs and provide a high degree of privacy. There is also a small paddock.

Entrance hall with striking tessellated black and white tile floor. The drawing room is light and spacious with large windows and a glazed doors leading out to the terrace. There is an attractive ornate steel open fireplace and polished parquet flooring.

The dining room has an impressive vaulted ceiling, with exposed ceiling struts and attractive high level circular window with further windows to both sides. Steps lead down to a sun room, enjoying a fine outlook over the garden. A kitchen/breakfast room has been fitted with hand-crafted "Shaker" style cabinets having granite worktops, under set 1.5 stainless steel butlers sinks, Esse electric Aga style Range and recess for American style fridge/freezer. The breakfast area has a large window to the front and a walk-in larder. A large utility room has an old stable door to the parking area, slate tiled floor, butlers sink. The triple aspect sitting room has polished oak floor, colour-washed panelled walls and a fireplace. The study has a door leading out to the garden, extensive fitted bookshelves and a fitted window seat. The spacious master bedroom is double aspect with a fine outlook over the gardens, with an adjoining dressing room. Completing the ground floor accommodation is a cloakroom and a wet room.

On the first floor is a comfortable sitting room with vaulted ceiling, large original circular window and extensive eaves cupboards. There are two bedrooms, also with vaulted ceilings and both with adjoining dressing rooms. A bathroom completes the first floor.

The property is approached over a long private driveway leading to a brick cobbled parking area for many cars and a garage. The gardens wrap around the house, with sweeping areas of lawn, established flower and shrub beds, flowering specimen trees and climbing plants. A paved terrace stretches along three sides of the house. Moving on there is a large greenhouse and semi-woodland area under planted with swathes of spring bulbs. Beyond this is an area of paddock.

EPC Rating E Rother District Council Tax Band G = £2800.83 in 2016/2017

